

USE TABLE, continued

USE CATEGORY	USE DISTRICTS				SECTION
	RU♣	VR	MB	LI	
BUSINESS USES					
Adult Uses	--	--	--	S	8.5-6
Agriculture, Fishing, Forestry •	P	P	P	P	
Automobile Service Station	--	--	S	S	
Chain Businesses	--	--	--	--	8.5-3
Craft Workshop	PR	PR	PR	PR	
Child Care Facility •	PR	PR	PR	S	
Cultivation and manufacturing of Recreational marijuana	--	--	--	S¶	
Heliports ▲	--	--	--	--	
Home Occupation	S	S	S	S	8.5-1
Junkyard	--	--	--	S	8.5-8
Kennel	—	--	S	PR	
Large-Scale Ground-Mounted Solar Photovoltaic Installations • •	--	--	--	PR	8.10
Light Industry	--	--	--	S☀	
Limited Retail Sales	PR	PR	PR	PR	
Lodging Facility	--	--	PR	PR	
Mobile Food Establishments (MFE)	PR	PR	PR	PR ♡	
Office	--	--	PR	PR	
Public Utility Facility (excluding wireless communication facilities)	PR	PR	PR	PR	
Recreational Marijuana Sales	--	--	S	S	
Recreational Marijuana Facility	--	--	S	S	
Recreational Business	S	S	PR	PR	
Registered Marijuana Dispensary	--	--	S	S	
Renting of 3 or fewer rooms □	P	P	P	--	8.5-7
Renting of 4 or more rooms □	S	S	S	--	
Restaurant	--	--	PR	S	
Retail Business (not listed elsewhere)	S♦	PR	PR	S♠	
Riding Stable	PR	—	PR	S	
Service Business (not listed elsewhere)	S	--	PR	PR	
Soil Mining	S	--	--	S	8.5-5
Storage of Heavy Equipment	S	--	--	PR	
Veterinary Clinic	S	--	S	S	
Warehouse	--	--	--	PR	
Wholesale Business	S	--	S	PR	
Wireless Communication Facilities	S	S	S	S	8.8
Weddings	P/S	P/S	P/S	P/S €	

- ☐■ Within overlay districts, additional Special Permit and Site Plan Review requirements may apply.
 Within the West Tisbury Historic District, the West Tisbury Historic District Bylaw also applies.
- ♣ See Section 8.5-2 for regulation of non-residential uses in the RU and VR Districts.

- ☀ *No light industrial use shall have direct access onto the Edgartown Road.*
- *Subject to limitations on municipal regulations in G.L. Chapter 40A, Section 3.*
- *In owner-occupied dwelling with or without meals provided, excluding detached bedrooms.*
- ♦ *Only in connection with agricultural use, including sale of produce and related products customarily sold by farms and nurseries.*
- ♠ *Only in connection with products manufactured or warehoused on the premises.*
- ¶ *Recreational marijuana cultivation and product manufacturing is permitted in the Light Industrial Districts (LI) 1 & 2 by special permit from the Zoning Board of Appeals.*
**Recreational marijuana sales are permitted in the Light Industrial District (LI) 2 (airport) by special permit from the Zoning Board of Appeals.*
- • *By Site Plan Review by the Zoning Board of Appeals*
- 🍷 *Mobile Food Establishments, where a customer pays for items purchased as opposed to MFE being hired for an event and no payment for items by an individual guest is required.*
- € *One wedding per calendar year per property is allowed by right. Any additional weddings require the property owner to apply for a special permit.*

SECTION 3.2 PROHIBITED USES IN ALL DISTRICTS

3.2-1 Any building or structure or any use of any building, structure or premises which is injurious, obnoxious, offensive, dangerous or a nuisance to the community or to the neighborhood through noise vibration, odors, fumes, smoke, gases, dust, harmful fluids or substances, danger of fire or explosion or other objectionable feature detrimental to the community or neighborhood health, safety, convenience, or welfare.

3.2-2 Keeping of more than one motor vehicle which is, and for the immediately preceding thirty-day period has been, disabled, dismantled, or inoperative, or unregistered, unless such vehicle is enclosed within a building or is in an approved junkyard.

3.2-3 In addition, the following uses are specifically prohibited: golf courses, driving ranges, and ~~fast~~ **food chain businesses**.

SECTION 3.3 ACCESSORY USES

In addition to the principal uses permitted in a district, accessory uses which are subordinate and customarily incidental to such permitted uses shall be allowed on the same terms as the principal use (i.e. by right, with Site Plan Review, and/or by Special Permit), except that Site Plan Review shall be required for residential accessory structures that exceed 2,500 square feet, including barns or stables (unless exempted as agricultural structures), riding arenas, or other recreational facilities. Common driveways shall be considered customary accessory uses, allowed with Site Plan approval unless the principal use involves the review of a Site Plan or subdivision plan showing the common driveway in connection with a Special Permit or subdivision approval.

Definitions:

Mobile Food Establishment: A Mobile Food Establishment (MFE) is a food service operation permitted by Plan Review by the Planning Board and Select Board Review as the permit granting authority, that is operated from a movable motor driven, towed or propelled vehicle or portable structure that is able to change location.

Limited Retail Sales: Items sold at a location that is not permanent; goods which have been manufactured, repaired, renovated or otherwise produced and which are sold at a temporary facility.

Chain Business:

A chain business is comprised of a group of stores (two or more) that possess the same brand name, adhere to the same corporate policies, sell the similar products, and are all owned by the same parent company.